



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:47 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, DAVID GUERRA – PUBLIC WORKS, RICHARD SCHRODER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, briefly reviewed the list of applications were requested by the applicants be held in abeyance. To that list he added one additional item:

Item 12 [ZON-2918]	Abeyance to 10/9/2003	Meet with the neighbors
Item 13 [VAC-2920]	Abeyance to 10/9/2003	Meet with the neighbors
Item 18 [VAR-2930]	Abeyance to 10/9/2003	Redesign of parking configuration
Item 24 [SUP-2885]	Abeyance to 10/9/2003	Renotification
Item 29 [ROC-2914]	Abeyance to 10/23/2003	Signature required

OTHER ITEMS:

MR. CLAPSADDLE requested Item 25 [SUP-2909] and Item 26 [SDR-2908] be brought forward to enable the representatives to meet their travel commitments.

CONDITION CHANGES:

MR. CLAPSADDLE commented that Public Works would provide the amended language for Item 15 [SDR-2900]. The modification will be addressed when the item is held for discussion.

City of Las Vegas

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Briefing

MISCELLANEOUS:

MR. CLAPSADDLE expressed birthday wishes to BART ANDERSON, Public Works Department. He also introduced KYLE WALTON, Planning and Development, who would be replacing EDDIE DICHTER at the Planning Commission meetings. MR. DICHTER will be moving to another position within the department that will entail map and plan reviews.

With regard to Item 15 [SDR-2900], DEPUTY CITY ATTORNEY BRYAN SCOTT asked for clarification as to whether a permanent easement would be required or whether it would just require a letter of authorization for access rights. DAVID GUERRA, Public Works Department, verified that a recorded access easement agreement would be required.

MEETING ADJOURNED AT 5:51 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND LEO DAVENPORT

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, RICHARD SCHRODER – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:05)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

SUBJECT:

Approval of the minutes of the August 14, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED – UNANIMOUS with DAVENPORT abstaining as he was not in attendance

MINUTES:

There was no discussion.

NOTE: At the *September 11, 2003* Planning Commission meeting, COMMISSIONER GALATI made a motion to approve the minutes of *August 14, 2003*. The vote was UNANIMOUS with DAVENPORT abstaining as he was not in attendance and NIGRO excused.

(6:02)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2902 - LOS LOMAS @ VILLAGE 23A - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map for an 87-lot single-family residential subdivision on 24 acres adjacent to the southeast corner of Desert Sunrise Road and Desert Moon Road (APN: 137-34-810-001), P-C (Planned Community), Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with GALATI abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:14 – 6:15)

1-230

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 1 – TMP-2902

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01) and the Summerlin Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. If not already constructed or guaranteed by the master developer, construct half-street improvements, including widened paving, on Paseo Flower Court, Desert Sunrise Road and Desert Moon Road adjacent to this site. Also, if not already constructed or guaranteed by the master developer, provide a paved legal access to this site concurrent with development of this site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of a Final Map for this site.
9. Site development to comply with all applicable conditions of approval for CRG-2243, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2919 - SERRANO - COLEMAN-TOLL, LIMITED LIABILITY PARTNERSHIP -

Request for a Tentative Map for a **59-lot single-family residential subdivision** on 22.9 acres adjacent to the west side of the intersection of Paseo Mist Drive, Desert Moon Road and Paseo Breeze Drive (APN: 137-34-714-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with GALATI abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:14 – 6:15)

1-230

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01) and the Summerlin Development Standards.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 2 – TMP-2919

CONDITIONS– Continued:

3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
8. The curvature radii and the elbow knuckles as submitted and shown on this Tentative Map dated August 11, 2003 have been accepted by the City Engineer and are allowed to be incorporated into the civil drawings and Final Map.
9. Site development to comply with all applicable conditions of approval for The Paseos Village - Summerlin Village 23 A, Z-0119-96, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 2 – TMP-2919

CONDITIONS– Continued:

10. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2921 - OTTO MERIDA MANOR - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for a Tentative Map for a 78-lot single-family attached residential subdivision on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with GALATI abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:14 – 6:15)

1-230

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. The Extension of Time applications, EOT-2894 and EOT-2895 shall be approved by City Council prior to the submittal for a Final Map application on this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 3 – TMP-2921

CONDITIONS– Continued:

3. Site development to comply with all applicable conditions of approval for Variance (V-0032-00 and V-0034-00) and all other subsequent site-related actions.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site. All existing private improvements being dedicated to the City of Las Vegas must meet all current standards prior to dedication. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine the appropriate alignment and location to connect this site to provide public sewer service to this site prior to the submittal of any sewer related construction drawings. Existing on-site non-standard sewers shall be abandoned and sewers meeting current standards shall be constructed concurrent with development of this site. The proposed public alley must be changed to a privately owned and maintained common lot granted as a public sewer easement to the City of Las Vegas as the City of Las Vegas will not accept a public alley as proposed on this Tentative Map; alternatively, relocate the sewer main within the 28th Street right-of-way and incorporate the area into the adjacent lots.
9. Provide public sewer easements for all public sewers not located within existing or proposed public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been provided to the City.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 3 – TMP-2921

CONDITIONS– Continued:

10. Landscape and maintain all unimproved right-of-way on 28th Street and Sunrise Avenue adjacent to this site. Submit an encroachment agreement for all landscaping and private improvements within the 28th Street and Sunrise Avenue; an encroachment agreement will not be required if unimproved/landscaped rights-of-way are vacated or hardscaped with sidewalk.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 3 – TMP-2921

CONDITIONS– Continued:

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2894 - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0032-00) **which allowed a reduction in the minimum lot size for a single family attached development** on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:14 – 6:15)
1-230

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on August 22, 2004 and the Variance will become void unless exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 4 – EOT-2894

CONDITIONS– Continued:

2. Conformance to all applicable conditions of approval for Variance [V-0032-00 and V-0032-00(1)]. Condition Number 3 of Variance [V-0032-00(1)] no longer applies.
3. Satisfaction of City Code requirements and design standards of all City departments.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2895 - CITY OF LAS VEGAS HOUSING AUTHORITY - Request for an Extension of Time of an approved Variance (V-0034-00) **which allowed a reduction in the required setbacks a single family attached development** on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:14 – 6:15)

1-230

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on August 22, 2004 and the Variance will become void unless exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 5 – EOT-2895

CONDITIONS– Continued:

2. Conformance to all applicable conditions of approval for Variance [V-0034-00 and V-0034-00(1)]. Condition Number 3 of Variance [V-0034-00(1)] no longer applies.
3. Satisfaction of City Code requirements and design standards of all City departments.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2866 - ETHEL-WILLIA, INC. ON BEHALF OF SMART START DAY CARE FACILITY - Request for an Extension of Time of an approved Special Use Permit (U-0087-01) **for a proposed commercial child care facility** at 1260 West Owens Avenue (APN: 139-21-804-009), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:14 – 6:15)
1-230

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire August 15, 2005 unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 6 – EOT-2866

CONDITIONS– Continued:

2. Conformance to all applicable conditions of approval for Site Development Plan Review (SD-0028-01), Special Use Permit (U-0087-01) and all other subsequent site-related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2865 - ETHEL-WILLIA, INC. ON BEHALF OF SMART START DAY CARE FACILITY - Request for an Extension of Time of an approved Site Development Plan Review (SD-0028-01) and a reduction in the amount of required perimeter landscaping for a proposed 4,000 square foot expansion of an existing child care facility at 1260 West Owens Avenue (APN: 139-21-804-009), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with GALATI abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:14 – 6:15)

1-230

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire August 15, 2005 unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 7 – EOT-2865

CONDITIONS– Continued:

2. Conformance to all applicable conditions of approval for Site Development Plan Review (SD-0028-01), Special Use Permit (U-0087-01) and all other subsequent site-related actions as required by the Planning and Development Department and Department of Public Works.
3. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Building Permit for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-2874 - JOHN P. NEAL, ET AL - Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

THIS ACTION WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED Items 1 through 8 subject to conditions – **UNANIMOUS** with **GALATI** abstaining on Items 3, 4 and 5 as his firm is currently in contract negotiations with the City of Las Vegas Housing Authority.

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:14 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-1018 - ROGER FOSTER - Request for a Special Use Permit **for a proposed mini-warehouse development** adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated that at the discretion of the Planning Commission the use permits were tabled. The applicant was required to resubmit the special use permit requests with a site plan review depicting both uses. MR. CLAPSADDLE added that there were previous approvals and text amendment changes to allow mini storages with the approval of a special use permit. He also stated that base conditions were established by staff, and one of those conditions prohibited the parking of boats and recreational vehicles within the setback area. The applicant subsequently requested a waiver to allow parking along the north property line. MR.

CLAPSADDLE explained that the applicant has made several modifications and has worked closely with staff to resolve issues.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 9 – SUP-1018

MINUTES – Continued:

MR. CLAPSADDLE indicated that staff has not reviewed any canopy elevations for the proposed boat and RV storage along the property line. Inasmuch as this section is within 50 feet of single-family residential, the issue still needs to be addressed.

ROGER FOSTER, the applicant, 7770 Eldora Street, addressed staff's concerns. He explained that subsequent to purchasing the property he discovered a sewer easement running through it. He proposes to add five additional feet to the easement and plans to construct a 12-foot high perimeter wall. He also confirmed that the Water District is at the back of his property. MR. FOSTER briefly addressed the landscape concerns. He concurred with staff recommendations and requested approval.

COMMISSIONER GALATI thanked the applicant for his efforts to make the project work. With regard to the RV parking, he questioned the height of the canopy and the lighting beneath it. MR. FOSTER detailed the exact measurements of the canopy and added that lighting on the property would be powered by motion sensors. He clarified that the hours of operation are 8:00 a.m. to 7:00 p.m. MR. FOSTER pointed out that all citizen concerns had been mitigated.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 9 [SUP-1018], Item 10 [SUP-1454], and Item 11 [SDR-2871] was held under Item 9 [SUP-1018].

(6:32 – 6:47)

1-815

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1017) and Special Use Permit (SUP-1454).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. No more than one manager's security residence shall be permitted.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 9 – SUP-1018

CONDITIONS – Continued:

5. All storage shall be within an enclosed building except for the storage of recreational vehicles and boats, which shall be completely screened from view from surrounding properties and abutting streets.
6. No business shall be conducted from or within a mini-storage facility.
7. Retail sale of stored items on the premises is prohibited.
8. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
9. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
10. The production, fabrication or assembly of products shall be prohibited.
11. Truck and trailer storage shall be screened from the street and adjacent property.
12. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.
13. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1017 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-1454 - ROGER FOSTER - Request for a Special Use Permit for a proposed recreational vehicle and boat storage in conjunction with a mini-warehouse development and a waiver to allow storage within a required setback/buffer area adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 10 – SUP-1454

MINUTES – Continued:

NOTE: All discussion for Item 9 [SUP-1018], Item 10 [SUP-1454], and Item 11 [SDR-2871] was held under Item 9 [SUP-1018].

(6:32 – 6:47)

1-815

CONDITIONS:

Planning and Development

1. Storage of recreational vehicles and boats is not permitted within within fifty feet of property zoned for residential use.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height.
3. The commercial repair of recreational vehicles, boats, trailer and other like vehicles is prohibited.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1017), Special Use Permit (SUP-1018) and Site Development Plan Review (SDR-2871).
5. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1017 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2871 - ROGER FOSTER - Request for a Site Development Plan Review for a proposed mini-warehouse development with recreational vehicle and boat storage and waivers to the side and rear setback requirements, and perimeter and parking lot landscaping requirements adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 11 – SDR-2871

MINUTES – Continued:

NOTE: All discussion for Item 9 [SUP-1018], Item 10 [SUP-1454], and Item 11 [SDR-2871] was held under Item 9 [SUP-1018].

(6:32 – 6:47)

1-815

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Any recreational vehicle and boat storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height.
3. Conformance to all Minimum Requirements under Title 19.04.040 for Mini-Warehouse and Recreational Vehicle and Boat Storage use.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Exterior finishes and materials shall be consistent with the requirements contained in Title 19.08.045.
6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a enhanced landscaping at the entry to the development. A minimum of two 24-inch box trees with four five-gallon shrubs for each tree shall be provided.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 11 – SDR-2871

MINUTES – Continued:

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

15. A Vacation Application to vacate the existing portion of Dapple Gray Road at the northeast corner of this site must be submitted and approved prior to approval of improvement drawings or of issuance of any permits. If the order of vacation cannot record or is not recorded prior to the start of construction this site shall be redesigned to acknowledge and improve the public street. Unless an alternative plan is accepted by the City Engineer.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 11 – SDR-2871

CONDITIONS – Continued:

17. Provide an additional 5 feet for the existing 15 foot wide public sewer easement for a total public sewer easement width of 20 feet prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements have been granted to the City. This easement shall be centered about the public sewer main.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1017 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-D (Single Family Residential - Restricted) and to allow 3.2 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted on 2.8 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant by letter requesting the items be held for two weeks in order to hold a neighborhood meeting. A copy of the letter is contained in the backup.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 12 – ZON-2918

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 13 [VAC-2920].

(6:05 – 6:10)

1-84

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY -
Request for a Petition to Vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).

SET DATE: 10/15/03

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 12 [ZON-2918].

(6:05 – 6:10)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2901 - LODGE YMCA ASSOCIATION OF LAS VEGAS - Request for a Variance to allow 319 parking spaces where 409 parking spaces are required for an expansion of an existing YMCA facility at 4141 Meadows Lane (APN: 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *If the parking agreement with Sprint is terminated, then a new parking Variance application shall be submitted within 30 days of termination for review by the Planning Commission and City Council.*

– **UNANIMOUS** with **TRUESDELL** abstaining as his firm manages a property directly across the street from the subject project.

To be heard by the City Council on 11/5/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant plans to remove three tennis courts to add additional parking spaces for this project. The applicant has an agreement with Sprint, the adjoining property owner, for 181 off-site parking spaces.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 14 – VAR-2901

MINUTES – Continued:

Plans for the new project include a new running track, playground, shade structure near the playground and a new aquatic center. Because the aquatic center will be open to the public, staff analyzed the parking situation and determined that there would be sufficient on-site and off-site parking to accommodate all patrons of the facility. MR. DICHTER explained that the YMCA plans an entrance on Meadows Lane that would require an easement. The site plan would need to be modified if the easement could not be obtained and this would create some additional parking spaces. Staff recommended approval of both the Variance and the Site Development Plan Review subject to conditions.

JOHN LOPEMAN, JMA Architects, 10150 Covington Cross Drive, appeared on behalf of the applicant and concurred with staff recommendations.

COMMISSIONER DAVENPORT questioned whether cancellation of the parking agreement would create any problems for the applicant. MR. DICHTER explained it would not affect the variance; however, a condition could be added to address that issue. DEPUTY CITY ATTORNEY BRYAN SCOTT stated it would be difficult to know when the agreement terminated unless the applicant or Sprint provided that information. DAVID CLAPSADDLE, Planning and Development Department, stated that staff would provide the verbiage tying the agreement to the variance. The applicant concurred.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 14 [VAR-2901] and Item 15 [SDR-2900] was held under Item 14 [VAR-2901].

(6:47 – 6:56)

1-1365

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2900).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2900 - LODGE YMCA ASSOCIATION OF LAS VEGAS - Request for a Site Development Plan Review for a new aquatic center, running track, playground, a 750 square foot addition to the existing building, and parking lot at 4141 Meadows Lane (APN: 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *Provide a copy of a recorded access easement or other permanent, irrevocable access rights across Assessor's Parcel Number 139-31-510-008 in favor of this site for access to Meadows Lane through the proposed new driveway prior to the issuance of any permits for this site. If such rights cannot be obtained, the site must be redesigned to provide alternative legal access.*

– **UNANIMOUS** with **TRUESDELL** abstaining as his firm manages a property directly across the street from the subject project.

To be heard by the City Council on 11/5/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 15 – SDR-2900

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 14 [VAR-2901] and Item 15 [SDR-2900] was held under Item 14 [VAR-2901].

(6:47 – 6:56)

1-1365

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Parking lot shall be screened from Meadows Lane by a decorative wall, landscaped berm, or combination thereof.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including redesign as necessary to show required trees.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center for the perimeter buffer area along the west property line.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Meadow Lane and neighboring properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 15 – SDR-2900

CONDITIONS - Continued:

8. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. Provide an additional 10 feet for the existing 10-foot wide public sewer easement for a total public sewer easement width of 20 feet prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City. This easement shall be centered about the public sewer main.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2905 - TERRIBLE HERBST OIL COMPANY ON BEHALF OF McDONALD'S CORPORATION - Request for a Variance to allow a 100-foot tall flag pole where a 40-foot tall flag pole is the maximum height permitted adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-007), T-C (Town Center) Zone [GC-TC (General Commercial – Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – DENIED – UNANIMOUS with TRUESDELL abstaining as his firm represents Terrible Herbst Oil Company and McDonald's Corporation.

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that Bank West, a client of his firm, owns the property adjacent to the project site. Inasmuch as he has had no contact with regard to this application, he felt no impropriety in voting on this item.

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this project is located in Town Center at the corner of Centennial Parkway and Durango Drive. The variance requested exceeds the existing height restrictions. Staff alleges the waiver to be inappropriate inasmuch as it would set a precedent for future applications and defeat the purpose of the Town Center concept.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 16 – VAR-2905

MINUTES – Continued:

JOE GENGO, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard, felt the site is appropriate to erect the 100-foot tall flagpole, noting that this has been a tradition with Terrible Herbst. COMMISSIONER EVANS asked the applicant whether there have been complaints regarding the noise generated by the flapping of the flag. MR. GENGO replied that more noise would be created by traffic sounds from the nearby freeway.

COMMISSIONER McSWAIN criticized the height of the flagpole. Although she conceded that it is an eye-catching display, she felt the height was inappropriate and would not support the application.

MR. GENGO clarified that the majority of the Terrible Herbst flagpoles are 100-feet tall with the exception of those within the airport area. COMMISSIONER NIGRO questioned whether a 40-foot high flagpole could be seen from the freeway. MR. GENGO answered affirmatively and justified the waiver by saying that the height has always been a standard with the company.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(6:56 – 7:05)

1-1739

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2913 - LESLIE ORNER - Request for a Variance to allow a 15-foot front yard setback where 20 feet is the minimum required for a proposed garage and room addition to an existing single family dwelling at 515 Park Way West (APN: 139-32-610-041), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

EDDIE DICHTER, Planning and Development Department, explained that the applicant proposes to add a garage and a den on the first floor and a bedroom on the second floor to the existing structure. Staff recommended denial seeing as there is no hardship and felt reducing the size of the dwelling would make it conform to the standards of the code.

KASEY BAKER, Carpenter Sellers, 1919 South Jones Boulevard, appeared on behalf of the applicant. She stated that the addition was designed to blend in with the existing structure so that the four-foot setback encroachment would not be conspicuous.

TODD FARLOW, 240 North 19th Street, expressed concern with vehicles overhanging onto the sidewalks. MS. BAKER replied this is a side-loaded garage so there would be no problem.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 17 – VAR-2913

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:05 – 7:09)

1-2065

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, building elevations and floor plan.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2930 - GREAT AMERICAN CAPITAL ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance to allow 488 parking spaces where 540 is the minimum number of required spaces in an approved commercial center on 8.51 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant requested the item be held for two weeks to the 10/9/2003 Planning Commission meeting to enable staff to meet and determine whether the variance is still required.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 18 – VAR-2930

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:10 – 6:12)

1-119

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-2793 - STEVEN TRAISMAN - Required One Year Review of an approved Special Use Permit (U-0069-02) **which allowed a banquet facility** at 4250 East Bonanza Road, Suite #10 (APN: 140-30-802-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated this required review was based on a special use permit that was granted. He explained that previously the neighborhood expressed concern regarding live or amplified music. However, since the business has been in operation, no complaints have been received. Staff recommended approval.

GLORIA PULIDO, the applicant, 11124 Bressman Street, concurred with staff conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 19 – RQR-2793

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:09 – 7:10)

1-2236

CONDITIONS:

Planning and Development

1. Conformance to conditions of approval for Special Use Permit (U-0069-02) and Site Development Plan Review [Z-0090-97(10)].
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-2860 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF Z PROPERTIES, LIMITED LIABILITY COMPANY - Required One Year Review of an approved Special Use Permit [U-0043-94(4)] which allowed a 55 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 3900 West Charleston Boulevard (APN: 139-31-801-012), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – Motion carried with DAVENPORT not voting

This is Final Action.

NOTE: COMMISSIONER GALATI disclosed that his firm is working on numerous projects for Las Vegas Springs Preserve. He has not discussed the subject application with any of his clients and felt comfortable voting on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that development in the area qualifies the existing billboard for possible removal. Looking at the land uses, staff determined there is a major park site contemplated to the northeast of this location. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 20 – RQR-2860

MINUTES – Continued:

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant. He stated that the billboard has been at the subject location for ten years and has co-existed well with the existing neighborhood. He requested approval.

TODD FARLOW, 240 North 19th Street, felt it was time for the billboards to be removed.

COMMISSIONER McSWAIN stated that the sign is not compatible to the area and would not support the application.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:10 – 7:14)

1-2309

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-2861 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF Z PROPERTIES, LIMITED LIABILITY COMPANY - Required One Year Review of an approved Special Use Permit [U-0043-94(3)] which allowed a 55 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 3920 West Charleston Boulevard (APN: 139-31-801-011), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - DENIED – UNANIMOUS

This is Final Action.

NOTE: COMMISSIONER GALATI disclosed that his firm is working on numerous projects on Las Vegas Springs Preserve. He has not discussed the subject application with any of his clients and felt comfortable voting on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that the area is developing and it would be detrimental to the neighborhood if the existing sign were to remain. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 21 – RQR-2861

MINUTES – Continued:

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant. He disagreed that the area has changed substantially and stated that the billboard would have no effect on the proposed park.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:14 – 7:16)

1-2487

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-2891 - CHIP AND HELEN JOHNSON FAMILY TRUST - Required Two Year Review of an approved Special Use Permit [U-0109-94(2)] **which allowed a 40 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign** at 1767 North Rancho Drive (APN: 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY ROWE'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

NOTE: COMMISSIONER GALATI disclosed that Catholic Charities is a client of his firm. Inasmuch as there have been no discussions and Catholic Charities will not be impacted by this application, he felt there would be no impropriety in his voting on this item.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 22 – RQR-2891

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that the proposed area is developing into an intense commercial corridor, thereby enabling the existing sign to remain is an appropriate use.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, questioned the maintenance of the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:16 – 7:19)

1-2570

CONDITIONS:

Planning and Development

1. This Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.

5. All City code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-2903 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF WORD OF LIFE CHRISTIAN CENTER - Required One Year Review of an approved Special Use Permit [U-0027-93(3)] **which allowed a 40 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign** at 4800 Alpine Place (APN: 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with EVANS abstaining as he has a relative who resides in the notification area.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, stated that staff recommended denial based on the fact that the location of the billboard is in close proximity to residential districts.

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant. He stated that this sign has been at the same location for ten years. He noted he has not received any complaints from the community regarding the billboard. He requested approval.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 23 – RQR-2903

MINUTES – Continued:

COMMISSIONER GALATI explained that he voted against this billboard when it first came before the Commission. Further, the billboard is not compatible to the area and he would again not support the application. CHAIRMAN TRUESDELL added that he too voted against this item when it first came forward. He strongly felt this area has gone through several significant changes and, therefore, he would not support the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:19 – 7:22)

2708

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2885 - LARRY L. NICHOLL ON BEHALF OF C F T #1 TRUST - Request for A Special Use Permit for motor vehicle sales (used) and to allow the use on a 12,632 square foot site where a 25,000 square foot site is the minimum size required at 3063 Sheridan Street (APN: 162-08-302-014), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 9, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 10/9/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested this item be held to the 10/9/2003 Planning Commission meeting in order to complete the re-notification process. A copy of the letter is on file.

The applicant was not present.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:13)
1-166

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2909 - CENTERSTAGING LAS VEGAS, LIMITED LIABILITY COMPANY ON BEHALF OF CITY OF LAS VEGAS - Request for a Special Use Permit for a recording studio and television broadcasting & other communication services adjacent to the west side of Martin Luther King Boulevard, approximately 330 feet north of Wheeler Peak Drive (a portion of APN: 139-21-313-007 and 008), R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Ward 5 (Weekly).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

EDDIE DICHTER, Planning and Development Department, explained that the applicant proposes to construct two structures that will consist of a Main Stage Building and a Corporate Office Building. The four-story Main Stage Building will include offices, dressing rooms and production control rooms. The two-story Corporate Office Building will consist of offices, rehearsal studios, and rental offices with storage facilities for musical equipment. The project was reviewed and approved by the Las Vegas Enterprise Park Architectural Review Committee. MR. DICHTER added that a parking analysis was submitted. For large events that require bussing people onto the site, bus parking will be provided.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 25 – SUP-2909

MINUTES – Continued:

ATTORNEY ROSS GOODMAN, 520 South 4th Street, appeared on behalf of the applicant. With him were STAN ANDRADE, Project Architect, Dana Point, California, RICHARD GAYEU, a representative of Centerstaging Las Vegas, and BILL ARENT, City of Las Vegas Office of Business Development. ATTORNEY GOODMAN concurred with MR. DICHTER'S description of the project and confirmed that it is a two-building facility that will house a main sound stage, corporate offices and practice rooms. He emphasized that the facility will be aesthetically pleasing and will be void of towers, satellite dishes, telephone poles or any type of nuisance to the community.

TOM McGOWAN, Las Vegas resident, applauded the proposed project. He commended the developer and praised the applicant for having the foresight to bring this business venture to Las Vegas. MR. McGOWAN conveyed his approval that this project will serve as a catalyst for the economic well being of the area.

BILL ARENT, Office of Business Development, added that the City Council approved the development agreement between the City and the applicant.

COMMISSIONER GALATI, referencing the site plan, asked the developer what accommodations would be provided for large motorcoaches. MR. ANDRADE replied that there is a garage facility available that will enable their patrons to connect directly to the main stage and operate the control center.

COMMISSIONER McSWAIN stated she was pleased with the project. COMMISSIONER GOYNES was ecstatic that this endeavor would be located in his community and welcomed the applicant.

COMMISSIONER EVANS asked if the company had projected the amount of employees they intend to hire. MR. GAYEU replied that 40 people would be employed initially. Eventually, that number of employees would increase to 70

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [SUP-2909] and Item 26 [SDR-2908] was held under Item 25 [SUP-2909].

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 25 – SUP-2909

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2908).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2908 - CENTERSTAGING LAS VEGAS, LIMITED LIABILITY COMPANY ON BEHALF OF CITY OF LAS VEGAS - Request for a Site Development Plan Review for a 71,323 square foot sound stage and a 53,287 square foot corporate office building on 5.89 acres adjacent to the west side of Martin Luther King Boulevard, approximately 330 feet north of Wheeler Peak Drive (a portion of APN:139-21-313-007 and 008), R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Ward 5 (Weekly).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 25 [SUP-2909] and Item 26 [SDR-2908] was held under Item 25 [SUP-2909].

(6:15 – 6:32)

1-275

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 26 – SDR-2908

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The applicant shall submit a revised landscape plan to provide for a mix of tree types within each perimeter landscape planter prior to submittal of any building permits for the site. The landscape plan must be approved by the Planning and Development Department.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash enclosures shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 26 – SDR-2908

CONDITIONS - Continued:

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0136-94, the Las Vegas Enterprise Park (commercial subdivision), and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2911 - CASHBACK PAYDAY LOANS ON BEHALF OF NORTH RANCH PARKWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a financial institution, specified adjacent to the southwest corner of Craig Road and Decatur Boulevard (APN: 138-01-712-008), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 11/05/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

KYLE WALTON, Planning and Development Department, explained that there are no specific distance requirements and no other similar uses within 1,000 feet. Staff recommended approval subject to conditions.

HAROLD FOSTER, the applicant, 3230 Polaris Avenue, agreed with staff recommendations and was prepared to answer any questions.

TODD FARLOW, 240 North 19th Street, inquired whether there were any saturation issues. MR. WALTON replied there are no other similar uses in the immediate area.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 27 – SUP-2911

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:22 – 7:24)

1-2851

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2912 - CHURCH LDS PRESIDING BISHOP - Request for a Site Development Plan Review **for a parking lot expansion to an existing church** on 4.75 acres at 7500 North Durango Drive (APN: 125-16-301-017), R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and adding the following conditions:

- *The applicant shall prepare a landscaping plan depicting the existing landscaping along the south property line. The applicant shall schedule a meeting with the Planning and Development Department to discuss the enhancement of the south landscaping planter to provide additional screening from the residential dwellings to the south. This shall be completed prior to issuance of any permits for the parking lot expansion.*

This is Final Action.

– UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 28 – SDR-2912

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that a prior special use permit required that all types of reviews would have to be brought back to the Planning Commission. Staff recommended approval subject to conditions.

KEVIN REISCH, Architect, 624 South 9th Street, appeared on behalf of the applicant and concurred with staff recommendations.

BRAD STACEY, 8345 Spruce Meadows, stated he lives adjacent to the church and asked if the applicant would consider raising the existing three-foot high fence to block the visual intrusion to the neighboring residences. He showed photographs of the adjacent homes and their proximity to the parking lot.

COMMISSIONER GALATI stated he was certain there were conditions placed on the use permit that required landscaping as a buffer between the residences and the edges of the parking lot. DAVID CLAPSADDLE, Planning and Development Department, explained that previously there was concern that headlights would pose a problem, but conditions were added to eliminate those concerns. MR. CLAPSADDLE concluded that, if approved, this item would be final action. So it would be an appropriate time to add any conditions.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:24 – 7:36)

1-2971

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department, prior to the submittal of Civil Improvement Plans, to reflect eight handicap parking spaces with the appropriate number of van accessible spaces.

4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 28 – SDR-2912

MINUTES – Continued:

Public Works

5. Meet with the Flood Control Section of the Department of Public Works for assistance with the elevations and drainage pathways required for this site prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas concurrent with development of this site.
6. Site development to comply with all applicable conditions of approval for Site Development Plan Review SD-0038-02, U-0002-99, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2914 - PARDEE HOMES OF NEVADA, ET AL - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2231) **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), T-C (Town Center) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the October 23, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 10/23/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested a one-month abeyance to the 10/23/2003 Planning Commission meeting in order to obtain additional owner signatures. He added that there are related items regarding setbacks that will be heard.

DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant. and concurred with MR. CLAPSADDLE.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 29 – ROC-2914

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 29 [ROC-2914], Item 30 [ROC-2915], and Item 31 [ROC-2916] for related discussion.

(6:12 – 6:14)

1-188

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2915 - PARDEE HOMES OF NEVADA - Request for a Review of Condition No. 5 of an approved Site Development Plan Review [Z-0086-01(1)] **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs where 10 feet is required** on 20 acres adjacent to the east side of Tee Pee Lane between Dorrell Lane and Deer Springs Way (APN: Multiple), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that the requested modification is consistent with Title 19, Town Center standards and the design of the original site plan. Staff recommended approval.

DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 30 – ROC-2915

MINUTES – Continued:

COMMISSIONER McSWAIN questioned whether denial of the request would prevent homeowners from adding a patio cover. MS. BOSSARD explained that not every home would require the review of condition. MR. DICHTER clarified that the modification would pertain to a balcony and would be considered an extension of the house.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:36 – 7:40)

1-3691

CONDITIONS:

1. Replace Condition No. 5 of Site Development Plan Review [Z-0086-01(1)] with the following:

“The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots.”

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2916 - PARDEE HOMES OF NEVADA - Request for a Review of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z0034-01(1)] **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on 50.08 acres adjacent to the east and west sides of Tee Pee Lane, between Farm Road and Solar Avenue (APN: Multiple), U (Undeveloped) Zone [L - TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to RPD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that this item is similar to the previous item. Staff recommended approval of the modified setback for the property east of Teepee Lane and within Town Center. The lots are owned by Pardee Homes and back up either to other Pardee-

owned homes or a block wall. Staff recommended property on the west side of Teepee Lane remain at the 15-foot rear yard setback because it does not back up to other property owned by Pardee Homes.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 31 – ROC-2916

MINUTES – Continued:

DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:40 – 7:47)

1-3911

CONDITIONS:

Planning and Development

1. Replace Condition No. 4 of Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] with the following:

“Portion of the development east of Tee Pee Lane (in Town Center)

The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots.

Portion of the development west of Tee Pee Lane (outside Town Center)

The setbacks for this development shall be a minimum of 18 feet to the face of the garage as measured from the back of sidewalk, 10 feet to side-loaded garages and/or the front of the house, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.”

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2917 - PARDEE HOMES OF NEVADA - Request for a Review of Condition No. 2 of an approved Site Development Plan Review (SDR-1104) **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on approximately 15.01 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

EDDIE DICHTER, Planning and Development Department, explained that this application is also similar to the previous items. The lots back up to other lots owned by Pardee Homes or a block wall. Staff recommended approval subject to one condition.

DIANA BOSSARD, 2920 North Green Valley Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 32 – ROC-2917

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:42 – 7:43)

2-177

CONDITIONS:

Planning and Development

1. Replace Condition No. 2 of Site Development Plan Review (SDR-1104) with the following:

“The setbacks for this development shall be a minimum of 10-feet to the front of the house, 18-feet to the front of the garage, 10-feet on the corner side, 5-feet on the side, and 7-feet in the rear for lots adjacent to cul-de-sac bulbs and 10-feet in the rear for all other lots. The front setback to the garage is to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb. The length of the driveway shall be a minimum of 18-feet.”

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2881 - JONES MEDIA, INC. ON BEHALF OF SANTA FE STATION, INC. - Request for a Master Sign Plan to add additional signs to an existing hotel/casino (Santa Fe Station) at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO voting No.

To be heard by the City Council on 11/5/2003

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY ROWE'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant is requesting two additional signs that will function as on-site billboards. Staff recommended denial based

on the fact that several freestanding signs currently exist on the site and the addition of two signs would present a cluttered appearance. This proposal does not represent an effective Master Sign Plan.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 33 – MSP-2881

MINUTES – Continued:

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, he pointed out the location of the proposed signs. The first sign would be placed at the north corner of the site and the other at the south end of the site. ATTORNEY ROWE maintained that only one sign exists on US 95, where eight signs are permitted. Also, on Rancho Drive, ATTORNEY ROWE stated 11 signs are permitted by code. He compared signage on other properties to the existing signs at the Santa Fe Station. ATTORNEY ROWE added that he just received the revised site plan and will work with staff and with COUNCILMAN MACK'S office to ensure the proposed signs are visually appealing.

TODD FARLOW, 240 North 19th Street, asked if any of the signs would be neon.

LILLIAN JACOBSON, 4904 North Bronco Lane, appeared in opposition to the proposed signs. She stated that the original conditions of the use permit specified there would be no signs unless they were ground signs. She urged a halt to these types of requests.

Responding to COMMISSIONER NIGRO, MR. CLAPSADDLE replied that the applicant's statement as to what is allowed by code is accurate. He emphasized however, that staff looks at integrated signage that is architecturally compatible with the use and the neighborhood. MR. CLAPSADDLE remarked that staff's goal is to reduce the number of multiple freestanding signs by replacing them with integrated signage. COMMISSIONER NIGRO agreed with staff's comments and was agreeable to allowing the applicant the additional signage as long as it met the design and compatibility factors set by the standards.

COMMISSIONER McSWAIN questioned whether staff reviewed the original conditions of the initial special use permit. MR. CLAPSADDLE confirmed staff looked at both the original conditions and the existing Master Sign Plan being amended.

COMMISSIONER GALATI felt a better option would be to upgrade the existing signs to include changeable faces and letters. He felt certain a monument sign could be designed that would achieve visibility yet not adversely impact the neighborhood. He disagreed with adding more signage on Lone Mountain.

CHAIRMAN TRUESDELL agreed with COMMISSIONER GALATI'S comments. He also noted that the existing sign on Lone Mountain is visible to the adjacent residents and opposed any additional signage in that vicinity.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 33 – MSP-2881

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:43 – 8:02)

2-217

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-2899 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a waiver to Title 18.12.160 to allow 187.5 feet between street intersections where 220 feet is the minimum distance separation required adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated there have been no changes to the site plan and the waiver is for the intersection distance. Staff had no objections and recommended approval.

LORA DREJA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 34 – WVR-2899

MINUTES – Conti

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:02 – 8:04)

2-865

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning (ZON-1718), Site Development Plan Review (SDR-1719) and Tentative Map (TMP-2460).
2. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2878 - HDB, LIMITED LIABILITY COMPANY - Request for a Petition to Vacate a portion of Canyon Run Drive approximately 2,000 feet west of Rampart Boulevard, Ward 2 (L.B. McDonald).

SET DATE: 10/15/03

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated the application is in order. Staff recommended approval subject to conditions.

GIA NGUYEN, G.C. Wallace, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 35 – VAC-2878

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESELLE declared the Public Hearing closed.

(8:04 – 8:05)

2-922

CONDITIONS:

1. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2887 - KB HOME NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located south of Gilmore Avenue, east of Ashling Street, and west of Ocean Waters Street, Ward 4 (Brown).

SET DATE: 10/15/03

C.C.: 11/05/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with KB Home Nevada, Inc.

To be heard by the City Council on 11/5/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, stated the application is in order. There were no approvals or protests. Staff recommended approval subject to conditions.

BRENDA ANDERSON, G.C. Wallace, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 36 – VAC-2887

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:05 – 8:06)

2-965

CONDITIONS:

1. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2896 - CITY OF LAS VEGAS - Request to amend Title 19 by deleting Cemetery/Mausoleum as a use permitted by Special Use Permit (Chapter 19.06.020D) and adding Cemetery/Mausoleum as a use permitted as a matter of right in the C-V (Civic) zoning district.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be forwarded to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that cemeteries were designated as public facilities when the Downtown North Plan was established to ensure they would not be commercial developments. The basis of the subject text amendment is to permit these uses outright in the C-V (Civic) zoning district.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 25, 2003
Planning and Development Department
Item 37 – TXT-2896

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(8:06 – 8:09)

2-1004

CONDITIONS:

1. Title 19.06.020 D (Uses Permitted by Special Use Permit) shall be amended by deleting the following:
 1. Cemetery/Mausoleum
2. Title 19.06.020 B (Permitted Land Uses) shall be amended by adding the following:
 5. Cemetery/Mausoleum



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, announced that another lecture sponsored by the AIA would be held on October 8, 2003. The topic will be sustainable architecture.

(8:09 – 8:10)

2-1100

ROBERT GENZER, Director of Planning and Development Department, informed the Planning Commission of a joint meeting with the City Council tentatively scheduled for Monday, December 8, 2003, from 12:00 noon to 2:00 p.m. The location will be announced at a later date.

(8:10 – 8:11)

2-1167

MEETING ADJOURNED AT 8:11 P.M.

Respectfully submitted:

DIANA DAVIS, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK